



MINUTES OF THE 2012 BOARD OF REVIEW

Present: Ronald Anderson, Bobby Beamon, Thomas Jessen, Howard Naish, James Roe

Absent: None

City Clerk: Rebecca S. Houseman

City Assessor: Dan McHugh

City Attorney: Tom Casper

Monday, May 14, 2012 – 10:00 a.m.

City Attorney Tom Casper called the meeting to order on Monday, May 14, 2012 at 10:00 a.m. in the City Hall Forum. Roll call was taken showing regular members Anderson, Beamon, Jessen, Naish, and Roe present.

The first order of business was election of the Chairperson. Naish nominated Jessen for Chairperson. No other nominations were received and there was unanimous acclamation for Jessen. The motion carried. Jessen nominated Naish for Vice-chairperson, and Anderson seconded. No other nominations were received and there was unanimous acclamation for Naish. The motion carried.

The verification of mandatory training requirements was presented by the Clerk, who stated that she had filed the required affidavit electronically with the Department of Revenue for Jessen, Naish, Anderson, Beamon, Roe, Zoril, and Houseman in April 2012.

Assessor Dan McHugh explained the determinations of Good Cause and Extraordinary Circumstances. He indicated that an objector needs Good Cause to file his or her Objection Form within the first two hours of the public hearings on Tuesday, May 29th. Mr. McHugh indicated that after 11:00 a.m. on May 29th, an objector needs to prove an Extraordinary Circumstance to be able to file with the Board. He also said that each case is discussed and decided upon by the Board on an individual basis.

Beamon moved to require objectors to use the State Objection Form PA-115A only for filing objections in the City of Beloit. Naish seconded, and the motion carried.

Mr. McHugh updated the Board on activity since meeting in 2011. He indicated that Walgreens is planning to file suit against the City in circuit court.

Ms. Houseman indicated that the dates of the public hearings regarding residential and commercial objections are May 29th, May 30th, and June 1st, if necessary. Mr. McHugh said that he expects very few residential objections and a couple commercial objections.

The Clerk volunteered to provide copies of the 2010 Department of Revenue Guide for Board of Review Members if requested. At 12:00 p.m., Beamon moved and Roe seconded that the meeting be continued until 9:00 a.m. on Tuesday, May 29, 2012 to accept the assessment roll and begin hearing citizen objections.

Tuesday, May 29, 2012 – 9:00 a.m.

Chairperson Jessen called the meeting to order on Tuesday, May 29, 2012 at 9:00 a.m. Roll call was taken showing all regular members present. Assessor Dan McHugh stated that he had presented the completed assessment roll to the Clerk who signed and accepted the roll. The Clerk swore-in each property owner and Assessor Dan McHugh prior to each hearing. The following cases were heard, followed by deliberations on each:

Property Owner/Agent	Property Address	Parcel Number
Karen Shortenhaus	2624 Iva Court, Unit 21	1134-1550

Karen and Harold Shortenhaus appeared on behalf of the co-owners, Ms. Shortenhaus and her sister-in-law. Following discussion, Naish moved to sustain the assessment, and Beamon seconded. The motion carried 5-0.

Barbara Meade	2047 Colony Court	2188-0225
---------------	-------------------	-----------

Barbara Meade was present to object to the assessments of six of her residential properties. She presented all six cases together. Following discussion, Jessen moved to sustain the assessment and red tag the property for further review by the Assessor's office for the 2013 assessment year. Roe seconded, and the motion carried 5-0.

Barbara Meade	2067 Colony Court	2188-0220
---------------	-------------------	-----------

Following discussion, Jessen moved to sustain the assessment and red tag the property for further review by the Assessor's office for the 2013 assessment year. Roe seconded, and the motion carried 5-0.

Barbara Meade	2087 Colony Court	2188-0215
---------------	-------------------	-----------

Following discussion, Jessen moved to sustain the assessment and red tag the property for further review by the Assessor's office for the 2013 assessment year. Roe seconded, and the motion carried 5-0.

Barbara Meade	2097 Colony Court	2188-0210
---------------	-------------------	-----------

Following discussion, Jessen moved to sustain the assessment and red tag the property for further review by the Assessor's office for the 2013 assessment year. Roe seconded, and the motion carried 5-0.

Barbara Meade	2107 Colony Court	2188-0200
---------------	-------------------	-----------

Following discussion, Jessen moved to sustain the assessment and red tag the property for further review by the Assessor's office for the 2013 assessment year. Roe seconded, and the motion carried 5-0.

Barbara Meade	2117 Colony Court	2188-0195
---------------	-------------------	-----------

Following discussion, Jessen moved to sustain the assessment and red tag the property for further review by the Assessor's office for the 2013 assessment year. Roe seconded, and the motion carried 5-0.

Williams Property Management	2789 Milwaukee Road	2298-0950
------------------------------	---------------------	-----------

Assessor McHugh presented three corrections to the 2012 tax roll found after the close of Open Book. As such, these corrections could not be made without Board of Review action. Following discussion, Jessen moved to approve the correction. Roe seconded, and the motion carried 5-0.

S&J Investment LLC
D/B/A Bud Weiser Motors Inc.

2789 Milwaukee Road

2297-1000

Assessor McHugh indicated that the correction for this property included both the total real estate and the personal property. Following discussion, Jessen moved to approve the corrections. Roe seconded, and the motion carried 5-0.

GNI of Beloit LLC
Waltrust
Walgreens Tax Department
Store #12136

1901 Prairie Avenue
1531 Madison Road
910 Broad Street

2195-0530
1277-0030
1365-0540

Assessor McHugh stated that the assessments of all three Walgreens' stores in the City of Beloit are being challenged so that appeal rights are maintained. The Chairman of the Board of Review signed the Stipulation indicating that Walgreens' has filed objections for each property and that the Board of Review has sustained the 2012 assessments. Naish moved to accept the Stipulation, and Beamon seconded. The motion carried 5-0.

Rebecca Houseman, City Clerk stated she would be sending all Notices of Determination by certified mail on **Friday, June 1, 2012** and would sign the affidavit of mailing at that time. 10:26 a.m., Naish moved that the Board adjourn sine die. Beamon seconded, and the motion carried.

Rebecca S. Houseman, City Clerk